GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

Municipal Administration & Urban Development Department – APTIDCO – Development of Affordable Housing – Dwelling Units sanctioned under Affordable Housing in Partnership (AHP) component of "Pradhan Mantri Awas Yojana Housing For All (Urban)" by the Government of India – Administrative Approval – Accorded.

MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (UH) DEPARTMENT

G.O.Ms.No. 349 . **Dated:22 .09.2017.**

Read the following :-

1. G.O.Ms.No.167, MA&UD (UBS) Department, dated:30.06.2016.
2. G.O.Ms.No.241, MA&UD (UBS) Department, dated:13.10.2016.
3. G.O.Ms.No.75, MA&UD (UH) Department, dated:23.02.2017.
4. Government Memo No. 441812/UH/2016 MA&UD (UH) Department dated 28.02.2017.
5. G.O.Ms.No.149, MA&UD (UH) Department, dated:15.04.2017.
6. G.O.Ms.No.167, MA&UD (UH) Department, dated:28.04.2017.
7. G.O.Ms.No.189, MA&UD (UH) Department, dated:09.05.2017.
8. From the MD, APTIDCO Lr.No.77, PMAY(Urban)/AS/Phase-II/2017, dated:18.09.2017.

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O R D E R:-

Government of India have launched a comprehensive Mission "Pradhan Mantri Awas Yojana – Housing For All (Urban) (PMAY-HFA (U)" aimed at addressing the housing requirement of the Urban Poor including slum dwellers. The Mission period is 2015-2022 during which the Government of India intents to enable construction of about 20 million dwelling units. Central Sanctioning-cum-Monitoring Committee (CSMC), Ministry of Housing and Urban Poverty Alleviation (MoHUPA), Government of India have sanctioned 1,20,106 EWS houses in 38 ULBs under Affordable Housing in Partnership (AHP) component of "Pradhan Mantri Awas Yojana- Housing For All (Urban) in Andhra Pradesh for the year 2015-16, with Central Assistance of Rs.1.50 lakhs per dwelling unit.

2. In the reference 2nd read above, Government have issued orders approving to provide Rs.1,50,000/- as Government of AP subsidy per EWS unit in addition to the Government of India subsidy of Rs.1,50,000/- under HFA.

3. In the reference 3rd read above, Government have accorded administrative sanction to the Managing Director, Andhra Pradesh Township & Infrastructure Development Corporation Limited (APTIDCO), Vijayawada for construction of 1,20,106 houses in 38 ULBs in the State Sanctioned under PMAY-HFA (U) and approved three (3) models of EWS houses as indicated in para (3) of the said G.O. Further, Government have approved to invite tenders under EPC System on e-procurement platform and also for adoption of alternative technologies like Shear Wall (Monolithic)/ precast based on the estimates prepared with conventional technology.

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4. The Managing Director, Andhra Pradesh Township & Infrastructure Development Corporation Limited (APTIDCO), Vijayawada vide reference 8th read above has submitted a proposal stating that the Central Monitoring & Sanctioning Committee in its meeting held on 24th July, 2017 and 23rd August, 2017 have sanctioned a total of 2,43,162 houses under Affordable Housing Projects (AHP) component in 69 ULBs for the year 2017-18 to the State of Andhra Pradesh. He has informed that the Government have sanctioned 13,000 houses at Nandyala Municipality vide reference 6th & 7th read above in anticipation of the Government of India sanction. The MD, APTIDCO has called for tenders for 16,630 (10,000 pertaining to Nandyala Muicipality + 6,630 Guntur Municipal Corporation) dwelling units at Nandyal and Guntur ULBs. Whereas the Government of India has sanctioned 11,505 houses in respect of Nandyala (11505 (-) 10000 = 1505). Therefore for the balance houses of 1505 a revised administrative sanction is required for calling tenders.

5. The Managing Director, APTIDCO further informed that , after adjusting the houses sanctioned for Guntur 6630 and Nandyala 11,505 that were covered under earlier Administrative Sanctions issued by the Government stated that administrative sanction is required for 2,43,162 houses sanctioned for the year 2017-18. He has also informed that the estimates for the (69) ULBs to construct balance 2,25,027 dwelling units have been prepared as per SSR 2017-18 and also revised the estimate for 1,505 houses (balance of 10,000 + 1,505 = 11,505 houses) at Nandyal Municipality as per SOR 2017-18. Further, it was also decided to go for construction with the following types of houses and financial pattern :

S.NO	MODEL	SBA in SFT	Composi-tion of Houses	Average Unit cost incl. taxes etc. Rs. In lakhs	GOI & GoAP Subsidy Rs. In lakhs	Average Beneficiary Contribution Rs. In lakhs	
						Up front	Bank loan
1	Type I	300	20%	5.98	3.00	0.05	2.93
2	Type II	365	70%	6.83	3.00	0.50	3.33
3	Type III	430	10%	7.68	3.00	1.00	3.68

- The above average unit cost is exclusive of External & Social infrastructure facilities.

6. The Managing Director, APTIDCO further informed that it was also decided to call for tenders for civil and internal infrastructure facilities (such as Electrical, Plumbing, Water Supply works) of houses immediately and to call for tenders regarding external infrastructure and social infrastructure works separately after assessing the requirements in the area/layouts. The administrative sanction for providing External and Social Infrastructure will be obtained separately. However, the decision regarding bearing of the cost of external and social infrastructure by the Government or ULB will be arrived as per the directions of the Government,

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on case by case. In this regard, he has submitted that the concerned SEs/EEs reported as below :

(i) In Vijayawada Municipal Corporation at two Places (Dhall Mill area & K.L.Rao Nagar) the existing slums are to be rehabilitated before grounding the work and proposed G+5 model.

(ii) In Greater Visakhapatnam Municipal Corporation at 12 places the existing slums are to be rehabilitated before grounding the work and proposed G+3 model.

(iii) In Guntur Municipal Corporation, it is proposed G+5 model in view of land scarcity.

(iv) In West Godavari District except Tanuku (G+3), the other ULBs namely Eluru (G+5), Narasapur (G+5), Nidadavolu (G+5), Kovvuru (G+5), Jangareddygudem (G+5) are proposed in view of scarcity in land and cost.

7. He has further informed that the layouts and unit plans , block plans of EWS blocks have to be approved by appropriate authorities and pending approval of the same, the MD, APTIDCO has proposed to accord technical sanction to take up 20% of units with 300 Sft., 70% of units with 365 Sft., and 10% of the units with 430 Sft. However, the model of houses and their composition will be decided depending upon the demand received from the beneficiaries. The unit cost and project cost for civil and internal infrastructure facilities (such as Electrical, Plumbing and Water supply works) of houses have been worked out with the estimates prepared based on shear wall technology with current SSR rates 2017-18.

8. The MD, APTIDCO has therefore, requested the Government to accord administrative sanction to the unit costs and also total Project Cost of Rs.15,295.64 crores for carrying out civil and internal infrastructure facilities (such as Electrical, Plumbing, Water Supply works) of houses in different patterns (G+3 and G+5) as per land availability for construction of the 2,26,532 houses with a completion period of fifteen months (15) in 69 ULBs of Andhra Pradesh and also to call for tenders with shear wall technology and (a) to call tenders, ULB wise or group of adjoining ULBs wise or each District wise or Group of adjoining Districts wise (b) to adopt the escalation clauses vide G.Os 94 & 35 for the above works or otherwise and (c) to call for tenders for all sanctioned units in one go or partly in view of pending selection of beneficiaries and non availability of sites to ground the work in some of the ULBs on finalization of tenders.

9. Government after careful examination of the matter hereby accord administrative sanction to the Managing Director, Andhra Pradesh Township & Infrastructure Development Corporation Limited (APTIDCO) approving the unit cost for three types of houses as indicated in para 5 above for construction of 2,25,027 dwelling units adopting the SOR of 2017-18 and also administrative sanction for adopting SOR 2017-18 for 1,505 houses (balance of 11,505 (-) 10000 = 1,505 houses) at Nandyal Municipality with a total project cost of Rs.15,295.64 crores for carrying out civil and internal infrastructure facilities (such as Electrical, Plumbing, Water Supply works) of houses in different patterns (G+3 and G+5) as per the land availability with a completion period of 15 months.

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10. Government also accord permission to the Managing Director, Andhra Pradesh Township & Infrastructure Development Corporation Limited (APTIDCO) to call for the tenders with Shear Wall Technology by adopting the escalation clauses vide G.Os. 94 & 35 for the above works. The tenders shall be called, taking District as a unit as was done in earlier occasion. He is also permitted to call for tenders for all sanctioned units in one go or partly depending on the selection of beneficiaries and availability of sites to ground the work in some of the ULBs on finalization of tenders.

11. The Managing Director, Andhra Pradesh Township & Infrastructure Development Corporation Limited (APTIDCO) shall take necessary further action accordingly.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

R.KARIKAL VALAVEN
PRINCIPAL SECRETARY TO GOVERNMENT

To
The Managing Director,
A.P. Township & Infrastructure Development Corporation Limited, Vijayawada.
The Director of Municipal Administration, Gorantla, Guntur.
All the Collectors & District Magistrates concerned.
The Revenue Department.
The Finance Department.
The ULBs concerned **through the DMA, Guntur.**
Copy to:-
The Spl.CS to Chief Minister.
The PS to Chief Secretary.
The PS to Minister (MAUD).
The PS to Prl.Secretary, MA&UD Department.
Sf/Sc.

// FORWARDED :: BY ORDER //

SECTION OFFICER